

31.2± Acres

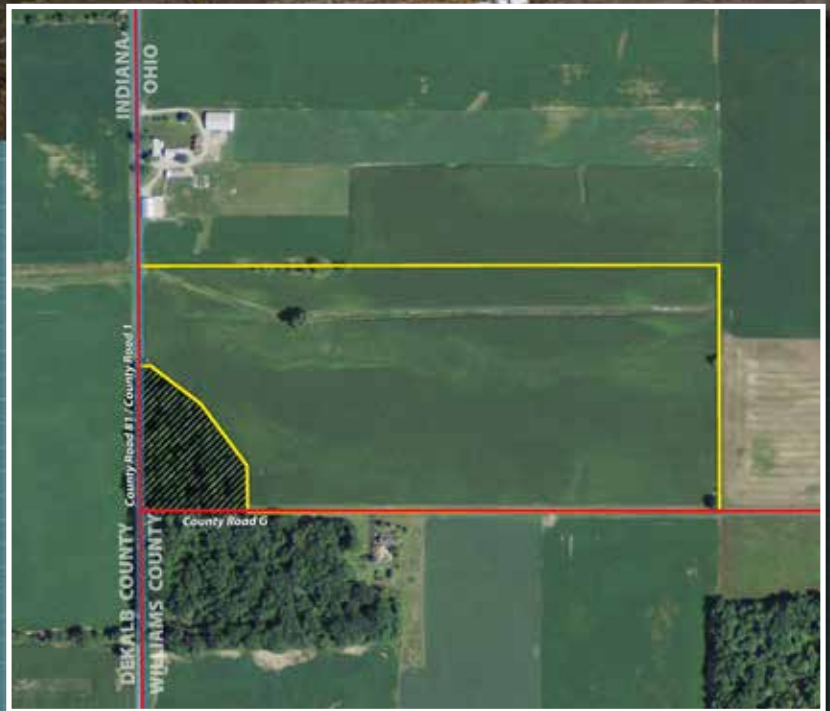
Williams County, Ohio
Florence Township

TILLABLE FARMLAND for Sale

Listing Price: \$439,000

- **Nearly all Tillable Farmland!**
- **2025 Farming Rights!**
- **Drainage ditch recently dipped for improved drainage!**
- *Located on CR 81/CR 1 (IN/OH State line) and County Rd G*
- *5+/- miles SW of Edon OH*
- *7+/- Miles NW of Edgerton OH*
- *7+/- Miles SE of Hamilton IN*

Property Directions: From the intersection of OH-34 and OH-49 in Edon OH: Travel south on OH-49 (Michigan St) for 2 miles to CR H. Turn Right (West) on County Rd H and Travel for 1 Mile to CR 2. Turn left (South) on CR 2. Go 1 mile south to CR G and Turn Right (West) and the property will begin on the right in .5 Miles.



The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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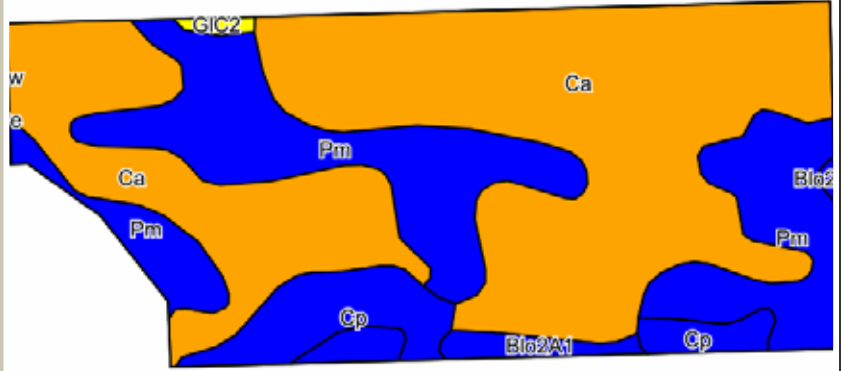
800-451-2709
SchraderAuction.com

LISTING MANAGER:
DREW LAMLE • 260-609-4926

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Area Symbol: IN033, Soil Area Version: 29
Area Symbol: OH171, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass hay Tons	Grass legume hay Tons	Grass legume pasture AUM	Dats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu	PerOTG PI	
Ca	Carroll silt loam, 0 to 2 percent slopes	18.88	60.5%		illw		127		4				8	44		66	
Pm	Pawama silty clay loam, 0 to 1 percent slopes	9.01	28.9%		illw		157			5	11			47	64	84	
Cp	Colewood silt loam	2.31	7.4%		illw	6	121	20		6		82		42	51	97	
Bio2A1	Bioart loam, 0 to 2 percent slopes	0.82	2.6%		illw		141	10		5			9	46	63	78	
GIC2	Glywood loam, 6 to 12 percent slopes, moderately eroded	0.14	0.4%		illw		85			4		65		28	32	61	
Bio2B1	Bioart loam, 2 to 8 percent slopes	0.06	0.2%		illw		140	10		5			9	46	63	74	
Weighted Average						2.61	0.4	135.4	2	2.4	2	3.2	6.4	6.1	44.7	24.2	76



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